



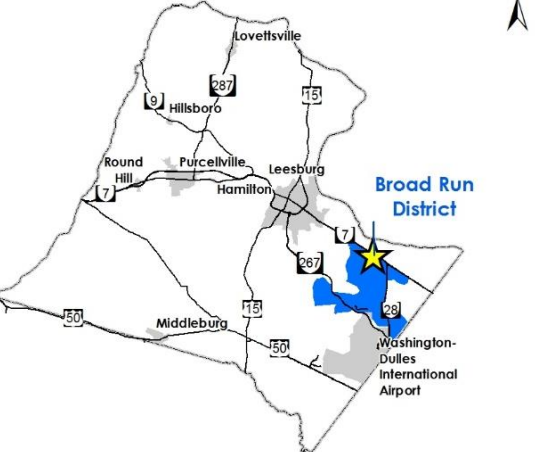
Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

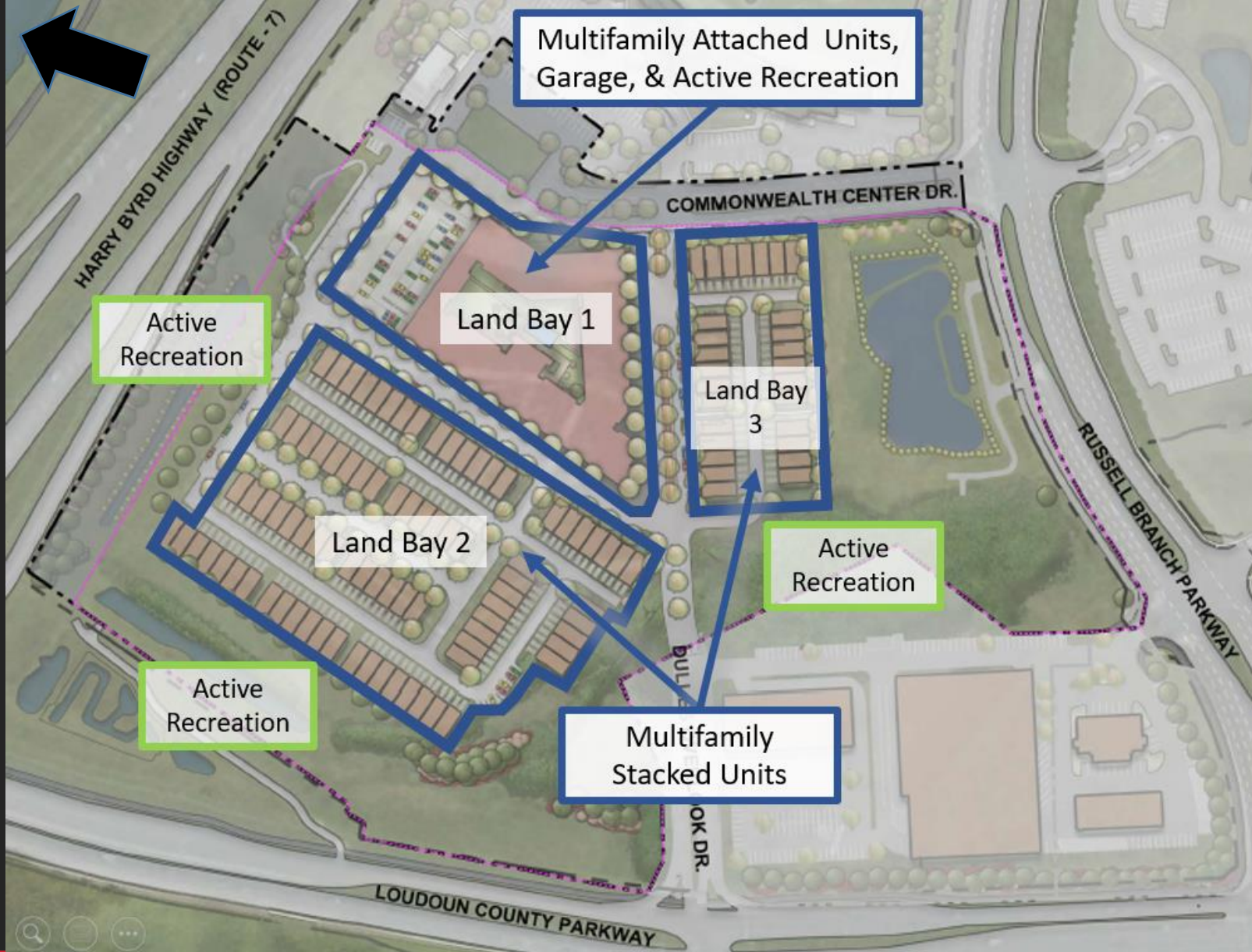
**Commonwealth Center Residential
ZMAP-2020-0013, SPEX-2020-0009,
ZMOD-2020-0030, ZMOD-2020-0031
& ZMOD-2021-0019**

**Board of Supervisors Business Meeting
April 19, 2022**



Proposal

- ZMAP – Rezone 23.03 acres from PD-CC(SC) to R-24 Residential to develop 507 dwelling units, with 222 Multifamily Stacked units and 285 Multifamily Attached units
- SPEX – Reduce the minimum front yards and side yards for corner lots from 25 feet to 10 feet
- ZMODs – Requests to allow heights up to 60 feet without additional setbacks, reduce building and parking setbacks, and allow access via private roads



Updates following March 9th Public Hearing

- Unmet Housing Needs Contribution timing triggers have been amended to require half of the overall payment be provided prior to any development.
- Transportation - Applicant has committed to:
 - Installing a crosswalk at Loudoun County Parkway/Dulles Overlook Drive pending VDOT approval;
 - Dedicating area for eventual Route 7 widening; and
 - Installing an offsite sidewalk along Loudoun County Parkway pending VDOT approval.

Outstanding Issues

- Application does not meet seven criteria to possibly develop as Suburban Compact Neighborhood.
- Staff cannot support modification to allow building height increase up to 60 feet.
- Application does not provide for capital facilities contributions for Unmet Housing Needs Units.
- Application does not provide for regional road and transit contributions for all units.

Recommendations

- Planning Commission forwarded (6-3: Combs, Miller, and Salmon opposed) the application with a recommendation of denial.
- Staff does not support approval because:
 - The applications do not meet all seven 2019 GP criteria required for an application within the Suburban Mixed Use Place Type to possibly develop according to the Suburban Compact Neighborhood Place Type.
 - Transportation and Capital Facilities Contributions do not meet 2019 CTP and 2019 GP policies.